

# COLGATE BUSINESS PARK

BALTIMORE COUNTY MARYLAND USA



***Industrial Realty Group's 89-acre Colgate Business Park, a renewed manufacturing-warehouse-distribution center in Dundalk. Located in the North Point Enterprise Zone, with on-site rail and direct access to Port of Baltimore.***

<b>LOCATION:</b>	7700 Rolling Mill Road
<b>SIZE:</b>	825,000 sf /35 acres useable
<b>DESCRIPTION:</b>	Multi-modal facility for manufacturing and distribution
<b>ZONING:</b>	MH (Heavy Industrial)
<b>UTILITIES:</b>	Gas, electric, water, sewer
<b>TRANSPORTATION:</b>	
<b>Highway:</b>	Adjacent I-695, 1.5 mi (I-95), 2.5 mi (I-895)
<b>Air:</b>	25 mi (BWI), 5 mi (Martin State)
<b>Water:</b>	10 minutes via I-95/SR151 to deepwater Port of Baltimore/Dundalk and Seagirt terminals
<b>Rail:</b>	Class 1 Norfolk Southern and CSX via Canton RR
<b>FEATURES:</b>	Extensive parking, heavy floors, crane service, drive-in/dock loading
<b>LEASE PRICE:</b>	Negotiable

## HIGHLIGHTS

- Enterprise Zone tax credits available
- BGE Energy Rider 7 discounts
- 110-ton capacity crane service
- Two Class-1 rail lines via Canton RR



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